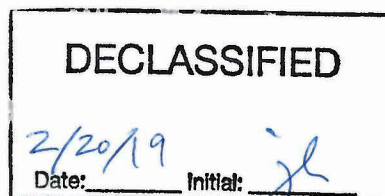


CONFIDENTIAL - NOT FOR PUBLIC RELEASE**SITE SUMMARY AND HRS SCORE
PRIDCO BUILDING NOS. T-1317-0-80 & T-1317-1-89 SITE**

The PRIDCO Building Nos. T-1317-0-80 & T-1317-1-89 site (hereafter referred to as "the site") (EPA ID No. PRN000202720) is a storage facility of approximately 1.5 acres in an industrial park setting, with a private residential area to the north. The building is located on the western portion of the site; a paved parking lot occupies the east side of the property. The facility is currently owned by Puerto Rico Industrial Development Company (PRIDCO) and is rented from PRIDCO by Becton Dickinson Caribe, LTD (BD). BD operates out of multiple adjacent buildings within the industrial park.

The southern and northern portions of what is now a single facility were built by PRIDCO in 1980 and 1989, respectively. The following companies have rented the property from PRIDCO: Puerto Rico Electric Power Authority (unknown to December 1981), Vicks Products, Inc. (January 1982 to May 1982), Micom Caribe, Inc. (July 1982 to May 1985), Nypro Puerto Rico, Inc. (May 1985 to 2009), and Olay, LLC (2013 to 2016). Micom Caribe was a manufacturer of computer systems. Nypro Puerto Rico, Inc. (NYPRO) is an injection molding company for pharmaceutical and industrial concerns. NYPRO used the property as a warehouse and distribution center for their products. The subject property is currently rented and operated by BD as a storage building for the manufacturing facility across the street, which holds the designation Conditionally Exempt Small Quantity Generator (CESQG) under the Resource Conservation and Recovery Act (RCRA) (Generator ID No. PRR000019265). Additionally, the BD manufacturing facility across the street holds the following permits: Air Permit for Emergency Generators, Boilers, and two 1,000-gallon propane aboveground storage tanks (ASTs) (Permit ID: PFE-LC-RG-18-0415-0005-I-II-O), Wastewater Permit (Permit ID: GDA-97-504-038), and Biomedical Waste Generator Permit (Permit ID: DBR-18-92-09-023-RN-18).

In 2006, Weston Solutions, Inc. (WESTON®) and U.S. Environmental Protection Agency (EPA) personnel mobilized to the Central Puerto Rico Aqueduct and Sewer Authority (PRASA) Laboratory to review quarterly public well system organic analytical data for January 2002 through September 2006. WESTON and EPA reviewed the quarterly monitoring data for PRASA-operated wells and filtration plants throughout Puerto Rico and identified public wells in Cayey as exhibiting volatile organic compound (VOC) contamination. Analytical results for groundwater samples collected by WESTON in December 2008 confirmed the presence of trichloroethylene (TCE) at levels exceeding the Hazard Ranking System (HRS) Level I benchmark and tetrachloroethylene (PCE) above detection limits in Cayey drinking water wells; these wells included University of Puerto Rico (UPR) Cayey Wells 1 and 2, located on the UPR-Cayey campus approximately 1.5 to 1.75 miles southwest of the site, and the inactive PRASA Bungalo/Montellano well, located approximately 0.75 mile southwest of the site.



In an attempt to identify potential sources of the groundwater contamination, pre-Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) screening activities for the subject site were conducted under EPA's Cayey Site Discovery Initiative (SDI) beginning in 2009. As part of the pre-CERCLIS screening, WESTON conducted a site reconnaissance and gathered background information on historical site operations. The site was recommended for further assessment under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) based on the possible historical use of PCE and TCE as degreasing solvents (as was common in computer system manufacture and assembly).

On June 16, 2016, WESTON conducted an on-site reconnaissance of the site. The reconnaissance included an interview with the current plant manager and a site walk, where WESTON personnel observed site features, including possible sample locations. The exterior of the facility was noted to be active, clean, and well-maintained. Based on the incomplete history of previous operations, the limited PRIDCO files and information, the historical industry and manufacturing conducted at the site that may have used hazardous substances including TCE or PCE, and the unknown historical housekeeping processes at the site, the PRIDCO Building Nos. T-1317-0-80 & T-1317-1-89 site was recommended for further assessment under CERCLA.

On October 12 and 13, 2016, WESTON personnel collected 15 soil samples from five boreholes advanced throughout the site using Geoprobe[®] direct-push technology. Groundwater was not encountered at any of the five boreholes advanced on site. Based on incomplete information regarding site history, the samples were submitted for full-scan analyses (i.e., Target Analyte List [TAL] VOCs, TAL semivolatile organic compounds [SVOCs], TAL Pesticides, TAL Aroclors [i.e., PCBs]; and TAL metals [including mercury (Hg) and cyanide (CN)]) through the EPA Contract Laboratory Program (CLP) as part of the Site Inspection (SI) evaluation of the site.

With the exception of the laboratory contaminants acetone and dimethylphthalate, which are not known to be attributable to the site, analytical results for the soil samples showed either non-detect values or estimated concentrations below the sample reporting detection limit (RDL) for all organic parameters. Therefore, the soil sample analytical results showed that there were no significant detections of organic analytes in any of the samples.

Inorganic analytical results for the soil samples show concentrations of arsenic in two samples [0358-SS02B: 1.3 milligrams per kilogram (mg/kg) and 0358-SS05A: 2.6 mg/kg] that meet the criteria for significance above the maximum background non-detect RDL for arsenic of 0.98 U mg/kg. However, arsenic is not known to be attributable to the site and the reported concentrations are below the EPA Regional Screening Level (RSL) for industrial soil of 3 mg/kg. Based on these considerations, there is no documented CERCLA-eligible waste source present at the site.

Currently, there are 337 full-time employees working at the main BD facility also located on Vicks Avenue. Of these 337 employees, a limited number of people frequent the site since it is only utilized as a storage facility. The property is fully fenced and accessible only through a security gate at the front of the property. There are no schools or daycares on or within 200 feet of the site. There are residences located within 200 feet of the property boundary. Potential runoff from the site is captured by municipal storm sewers. The storm sewers likely discharge to the nearest surface water, an unnamed tributary of Rio de la Plata approximately 1,500 feet east of the site. Surface water along the 15-mile pathway is used for drinking water by approximately 35,092 people and believed to be used for recreational activities, but it is not known to be used for consumption fishing. Groundwater withdrawals within 4 miles of the site serve a drinking water population of approximately 4,108 people. There is an off-site residential population of approximately 66,238 people, as well as several wetlands and other sensitive environments, within 4 miles of the site.

An HRS Quickscore (Version 3.1.1) analysis of the site was conducted on the basis of a potential release to ground water, surface water, soil exposure, and air. No on-site waste source based on historical operations at the site was identified through chemical analysis; consequently, there is considered to be no potential for release or exposure associated with the site. Therefore, the HRS Quickscore analysis results in pathway scores of 0.00 for the groundwater migration pathway, 0.00 for the surface water migration pathway, 0.00 for the soil exposure pathway, and 0.00 for the air migration pathway. The resultant overall site score of 0.00 is less than the 28.50 score required for placement on the NPL. Based on these considerations, the PRIDCO Building Nos. T-1317-0-80 & T-1317-1-89 site is recommended for **NO FURTHER REMEDIAL ACTION PLANNED (NFRAP)**.

****** CONFIDENTIAL ******
******PRE-DECISIONAL DOCUMENT ******
****** SUMMARY SCORESHEET ******
****** FOR COMPUTING PROJECTED HRS SCORE ******

****** Do Not Cite or Quote ******

Site Name: PRIDCO Building Nos. T-1317-0-80 & T-1317-1-89 Region: Region 2

Scenario Name: Potential Release to the Ground Water, Surface Water, Soil Exposure, and Air Pathways

City, County, State: Cayey, Puerto Rico, Evaluator: D. Breen
Puerto Rico

EPA ID#: PRN000202720 Date: 03/08/2017

Lat/Long: 18:7:40,-66:8:23

Congressional District: N/A

This Scoresheet is for: SI

Scenario Name: Potential Release to the Ground Water, Surface Water, Soil Exposure, and Air Pathways

Description: Background information and soil sample analytical results from the October 2016 PA/SI investigation show that there is no CERCLA-eligible waste source at the site.

	S pathway	S ² pathway
Ground Water Migration Pathway Score (S _{gw})	0.0	0.0
Surface Water Migration Pathway Score (S _{sw})	0.0	0.0
Soil Exposure Pathway Score (S _s)	0.0	0.0
Air Migration Score (S _a)	0.0	0.0
$S_{gw}^2 + S_{sw}^2 + S_s^2 + S_a^2$		0.0
$(S_{gw}^2 + S_{sw}^2 + S_s^2 + S_a^2)/4$		0.0
$/ (S_{gw}^2 + S_{sw}^2 + S_s^2 + S_a^2)/4$		0.0

Pathways not assigned a score (explain):

TABLE 3-1 --GROUND WATER MIGRATION PATHWAY SCORESHEET

Factor categories and factors	Maximum Value	Value Assigned
Aquifer Evaluated: Bedrock Aquifer		
Likelihood of Release to an Aquifer:		
1. Observed Release	550	0.0
2. Potential to Release:		
2a. Containment	10	0.0
2b. Net Precipitation	10	10.0
2c. Depth to Aquifer	5	3.0
2d. Travel Time	35	5.0
2e. Potential to Release [(lines 2a(2b + 2c + 2d)]	500	0.0
3. Likelihood of Release (higher of lines 1 and 2e)	550	0.0
Waste Characteristics:		
4. Toxicity/Mobility	(a)	0.0
5. Hazardous Waste Quantity	(a)	0.0
6. Waste Characteristics	100	0.0
Targets:		
7. Nearest Well	(b)	5.0
8. Population:		
8a. Level I Concentrations	(b)	0.0
8b. Level II Concentrations	(b)	0.0
8c. Potential Contamination	(b)	96.0
8d. Population (lines 8a + 8b + 8c)	(b)	96.0
9. Resources	5	5.0
10. Wellhead Protection Area	20	5.0
11. Targets (lines 7 + 8d + 9 + 10)	(b)	111.0
Ground Water Migration Score for an Aquifer:		
12. Aquifer Score [(lines 3 x 6 x 11)/82,5000] ^c	100	0.0
Ground Water Migration Pathway Score:		
13. Pathway Score (S_{gw}), (highest value from line 12 for all aquifers evaluated) ^c	100	0.0

^a Maximum value applies to waste characteristics category

^b Maximum value not applicable

^c Do not round to nearest integer

TABLE 4-1 --SURFACE WATER OVERLAND/FLOOD MIGRATION COMPONENT SCORESHEET

Factor categories and factors	Maximum Value	Value Assigned
Watershed Evaluated: Rio De La Plata		
Drinking Water Threat		
Likelihood of Release:		
1. Observed Release	550	0.0
2. Potential to Release by Overland Flow:		
2a. Containment	10	0.0
2b. Runoff	10	1.0
2c. Distance to Surface Water	5	9.0
2d. Potential to Release by Overland Flow [(lines 2a(2b + 2c)]	35	0.0
3. Potential to Release by Flood:		
3a. Containment (Flood)	10	0.0
3b. Flood Frequency	50	0.0
3c. Potential to Release by Flood (lines 3a x 3b)	500	0.0
4. Potential to Release (lines 2d + 3c, subject to a maximum of 500)	500	0.0
5. Likelihood of Release (higher of lines 1 and 4)	550	0.0
Waste Characteristics:		
6. Toxicity/Persistence	(a)	0.0
7. Hazardous Waste Quantity	(a)	0.0
8. Waste Characteristics	100	0.0
Targets:		
9. Nearest Intake	50	2.0
10. Population:		
10a. Level I Concentrations	(b)	0.0
10b. Level II Concentrations	(b)	0.0
10c. Potential Contamination	(b)	521.4
10d. Population (lines 10a + 10b + 10c)	(b)	521.4
11. Resources	5	5.0
12. Targets (lines 9 + 10d + 11)	(b)	528.4
Drinking Water Threat Score:		
13. Drinking Water Threat Score [(lines 5x8x12)/82,500, subject to a max of 100]	100	0.0
Human Food Chain Threat		
Likelihood of Release:		
14. Likelihood of Release (same value as line 5)	550	0.0
Waste Characteristics:		
15. Toxicity/Persistence/Bioaccumulation	(a)	0.0
16. Hazardous Waste Quantity	(a)	0.0
17. Waste Characteristics	1000	0.0
Targets:		
18. Food Chain Individual	50	0.0
19. Population		
19a. Level I Concentration	(b)	0.0
19b. Level II Concentration	(b)	0.0
19c. Potential Human Food Chain Contamination	(b)	0.0
19d. Population (lines 19a + 19b + 19c)	(b)	0.0
20. Targets (lines 18 + 19d)	(b)	0.0
Human Food Chain Threat Score:		
21. Human Food Chain Threat Score [(lines 14x17x20)/82500, subject to max of 100]	100	0.0
Environmental Threat		
Likelihood of Release:		
22. Likelihood of Release (same value as line 5)	550	0.0
Waste Characteristics:		
23. Ecosystem Toxicity/Persistence/Bioaccumulation	(a)	0.0
24. Hazardous Waste Quantity	(a)	0.0
25. Waste Characteristics	1000	0.0

Targets:

26. Sensitive Environments		
26a. Level I Concentrations	(b)	0.0
26b. Level II Concentrations	(b)	0.0
26c. Potential Contamination	(b)	0.75
26d. Sensitive Environments (lines 26a + 26b + 26c)	(b)	0.75
27. Targets (value from line 26d)	(b)	0.75

Environmental Threat Score:

28. Environmental Threat Score [(lines 22x25x27)/82,500 subject to a max of 60]	60	0.0
---	----	-----

Surface Water Overland/Flood Migration Component Score for a Watershed

29. Watershed Score ^c (lines 13+21+28, subject to a max of 100)	100	0.00
--	-----	------

Surface Water Overland/Flood Migration Component Score

30. Component Score (S _{sw}) ^c (highest score from line 29 for all watersheds evaluated)	100	0.00
---	-----	------

^a Maximum value applies to waste characteristics category

^b Maximum value not applicable

^c Do not round to nearest integer

TABLE 5-1 --SOIL EXPOSURE PATHWAY SCORESHEET

Factor categories and factors	Maximum Value	Value Assigned
Likelihood of Exposure:		
1. Likelihood of Exposure	550	0.0
Waste Characteristics:		
2. Toxicity	(a)	0.0
3. Hazardous Waste Quantity	(a)	0.0
4. Waste Characteristics	100	0.0
Targets:		
5. Resident Individual	50	0.0
6. Resident Population:		
6a. Level I Concentrations	(b)	0.0
6b. Level II Concentrations	(b)	0.0
6c. Population (lines 6a + 6b)	(b)	0.0
7. Workers	15	5.0
8. Resources	5	0.0
9. Terrestrial Sensitive Environments	(c)	0.0
10. Targets (lines 5 + 6c + 7 + 8 + 9)	(b)	5.0
Resident Population Threat Score		
11. Resident Population Threat Score (lines 1 x 4 x 10)	(b)	0.0
Nearby Population Threat		
Likelihood of Exposure:		
12. Attractiveness/Accessibility	100	5.0
13. Area of Contamination	100	0.0
14. Likelihood of Exposure	500	0.0
Waste Characteristics:		
15. Toxicity	(a)	0.0
16. Hazardous Waste Quantity	(a)	0.0
17. Waste Characteristics	100	0.0
Targets:		
18. Nearby Individual	1	1.0
19. Population Within 1 Mile	(b)	9.4
20. Targets (lines 18 + 19)	(b)	10.4
Nearby Population Threat Score		
21. Nearby Population Threat (lines 14 x 17 x 20)	(b)	0.0
Soil Exposure Pathway Score:		
22. Pathway Score ^d (S _s), [(lines (11+21)/82,500, subject to max of 100]	100	0.0

^a Maximum value applies to waste characteristics category

^b Maximum value not applicable

^c No specific maximum value applies to factor. However, pathway score based solely on terrestrial sensitive environments is limited to a maximum of 60

^d Do not round to nearest integer

TABLE 6-1 --AIR MIGRATION PATHWAY SCORESHEET

Factor categories and factors	Maximum Value	Value Assigned
Likelihood of Release:		
1. Observed Release	550	0.0
2. Potential to Release:		
2a. Gas Potential to Release	500	0.0
2b. Particulate Potential to Release	500	0.0
2c. Potential to Release (higher of lines 2a and 2b)	500	0.0
3. Likelihood of Release (higher of lines 1 and 2c)	550	0.0
Waste Characteristics:		
4. Toxicity/Mobility	(a)	0.0
5. Hazardous Waste Quantity	(a)	0.0
6. Waste Characteristics	100	0.0
Targets:		
7. Nearest Individual	50	20.0
8. Population:		
8a. Level I Concentrations	(b)	0.0
8b. Level II Concentrations	(b)	0.0
8c. Potential Contamination	(c)	72.3
8d. Population (lines 8a + 8b + 8c)	(b)	72.3
9. Resources	5	0.0
10. Sensitive Environments:		
10a. Actual Contamination	(c)	0.0
10b. Potential Contamination	(c)	0.32
10c. Sensitive Environments (lines 10a + 10b)	(c)	0.32
11. Targets (lines 7 + 8d + 9 + 10c)	(b)	92.62
Air Migration Pathway Score:		
12. Pathway Score (S _a) [(lines 3 x 6 x 11)/82,500] ^d	100	0.0

^a Maximum value applies to waste characteristics category

^b Maximum value not applicable

^c No specific maximum value applies to factor. However, pathway score based solely on sensitive environments is limited to a maximum of 60.

^d Do not round to nearest integer